

CBRE Hines

900 Marquette



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Minneapolis, MN



Seek the Exceptional

900 Marquette sets a new standard in inspiring design, workplace excellence and service-centered experience. The 700,000 SF office development is designed to be the next generation of Class AA towers in downtown Minneapolis.

Delivering 2027

The newest connection in

Downtown Minneapolis

Embracing connection through location and design, 900 Marquette connects indoor and outdoor experiences and people to the greater downtown community. Located at Marquette Avenue and 9th Street, 900 Marquette connects to and extends to the downtown Minneapolis 10-mile skyway system. An Urban Garden Room, 900 Marquette's signature community feature, connects the energy of the streetscape to the skyway system, in a one of a kind experience in the central business district.



Superior Amenities



Private Terraces



Tenant Lounge



Collaborative Work Areas



Urban Garden Room



Fitness & Wellness Center



Cafe & Dining



Skyway Connectivity



Secure Ride Pickup & Drop-off



Executive Parking



Bike Parking



Navigating a new work world



Hines

The union between Hines' award-winning property management strengths and the industry's most forward-thinking workplace

- Best-in-class hospitality services
- Offering flexible workspaces

Expanding beyond The Square's premises to power the entire building



Skyway Level



Built to be efficient

Column-free 27,000 SF floorplates for flexible planning, floor to ceiling glass focusing on natural light



Setting a New Standard

A grand staircase
on Marquette
Avenue to
activate and
connect the
lobby and skyway
levels

A premier
penthouse to
attract and retain
top talent

Prominent
wellness features
to enhance
tenant's health
and wellbeing

Committed
to ESG for the
building and
community



Representative Floor

Highly efficient 4' 9" modules allow for additional perimeter offices





Focused on Your Wellness

Floor to ceiling windows allow for abundant natural light, the highest indoor air quality and integrated gardens to provide serene setting downtown.

99
WALK SCORE

96
TRANSIT SCORE

92
BIKE SCORE

Convenient
access to and from
394 and 35W

Center Ice Location



Property Overview

700,000
SQAURE FEET

28
FLOORS

Parking — 3 floors underground

Glass — 9'6" Vision Glass

Skyway — 2 new connections

VEHICLE
& BIKE
PARKING

ELEVATOR BANKS

TOP FLOOR
PENTHOUSE WITH
TENANT TERRACES

GREEN ROOF

PRIVATE
TERRACES
THROUGHOUT
TOWER





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